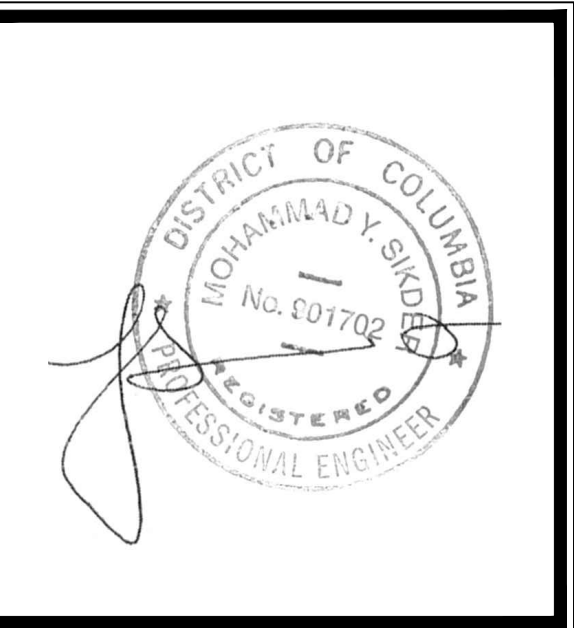
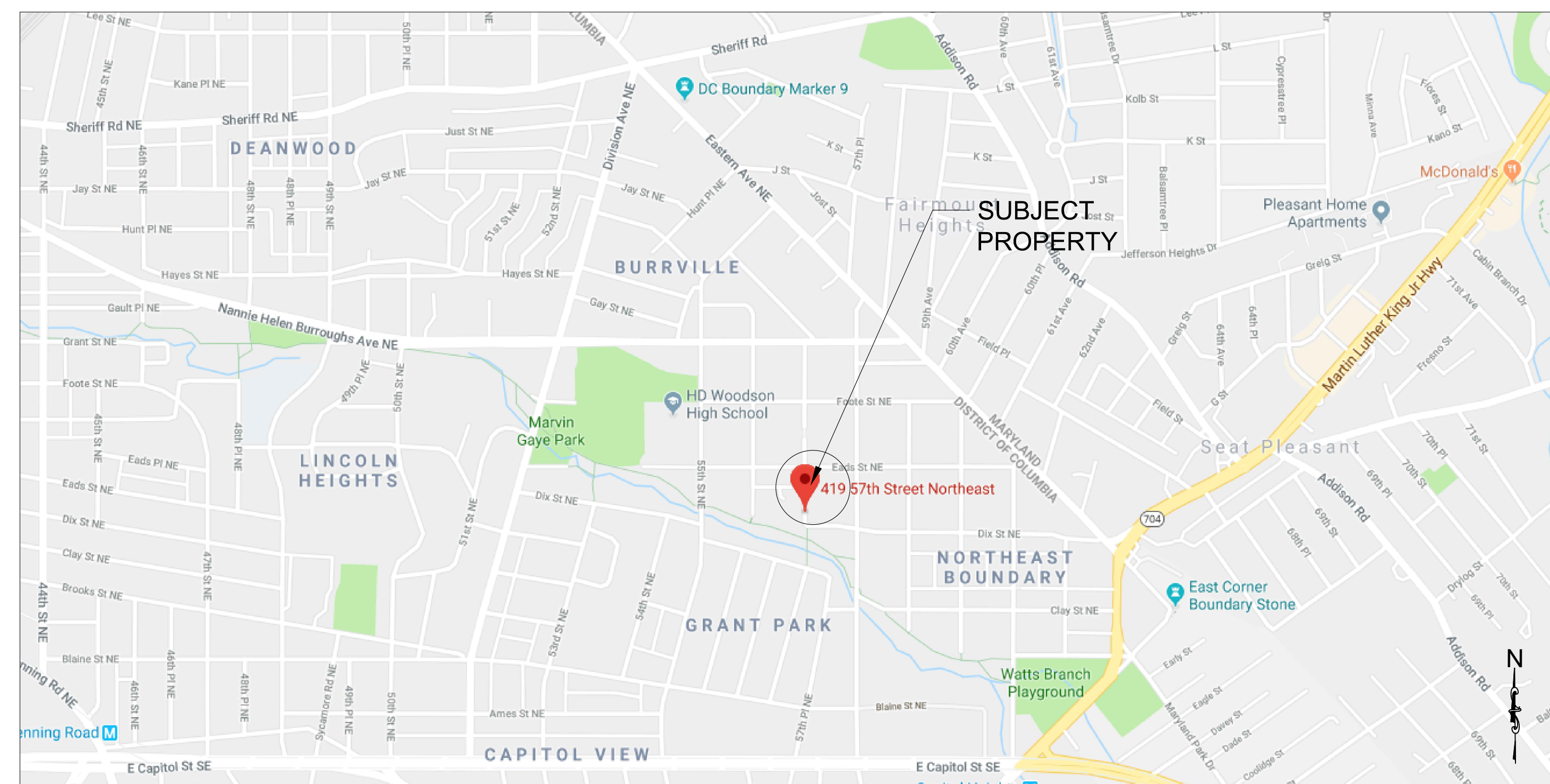
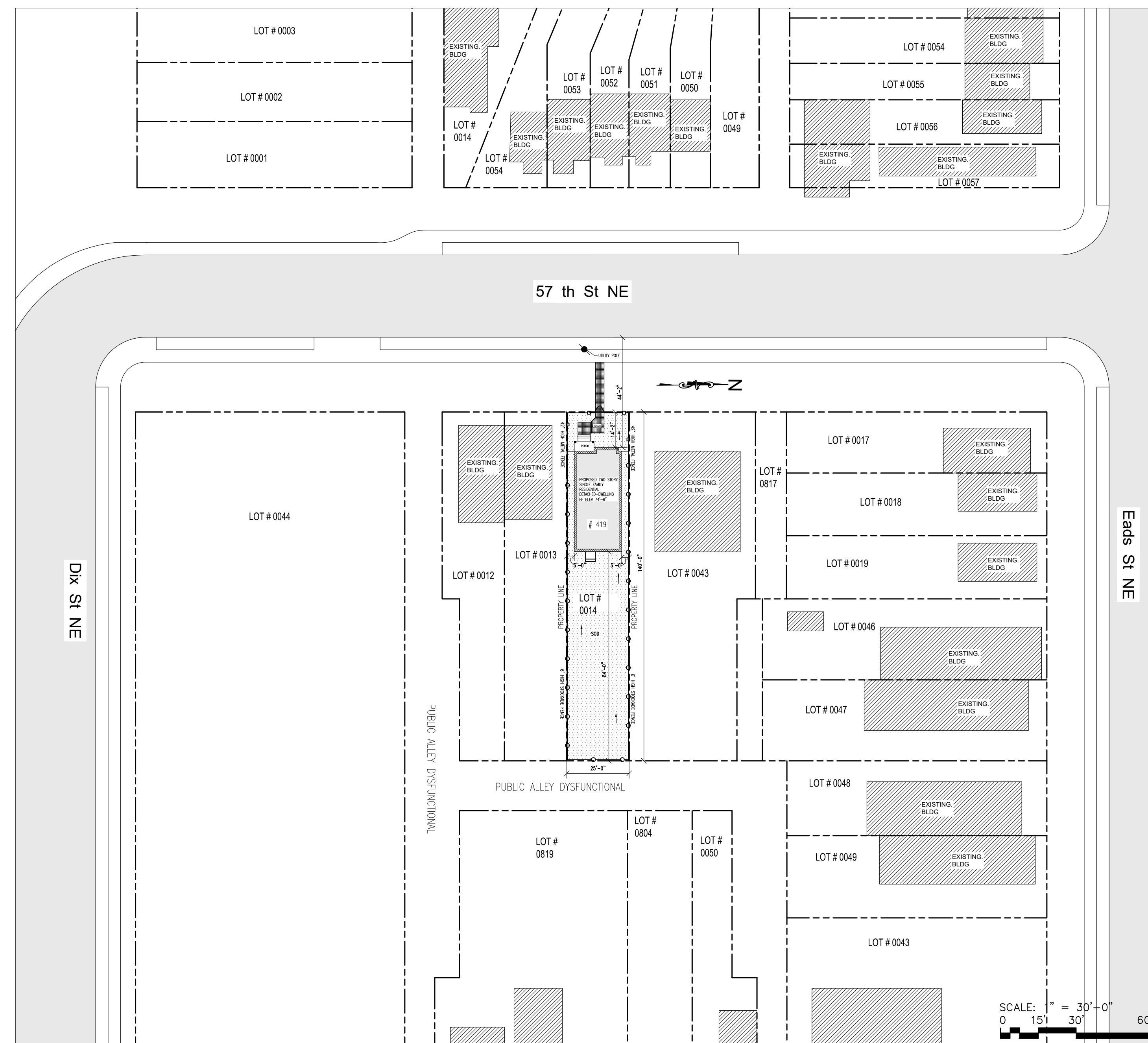


PROJECT NAME :
 419 57TH STREET NE
 WASHINGTON DC ,20019

BZA SUBMISSION

INDEX

Sheet Name	Sheet Number
BZA COVER PAGE	000
SITE PLAN WITH CONTEXT	001
LANDSCAPE PLAN	002
FIRST FLOOR PLAN	003
SECOND FLOOR PLAN	004
ROOF PLAN	005
FRONT ELEVATION	006
BACK ELEVATION	007
LEFT ELEVATION	008
RIGHT ELEVATION	009



BY	DESCRIPTION	REV	DATE

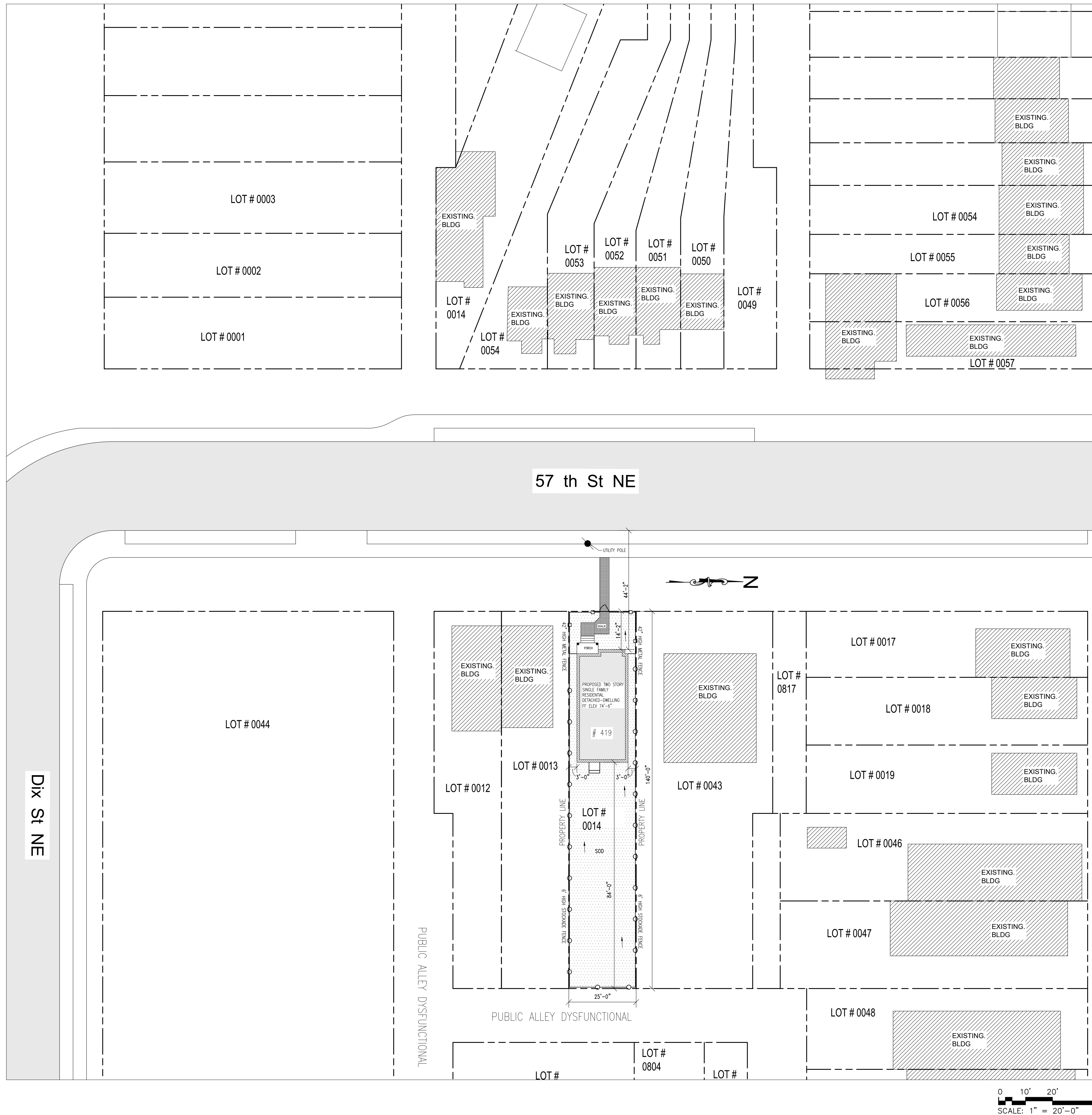
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 WASHINGTON, DC 20012
 TEL: 202 526 8664
 FAX: 202 526 6217

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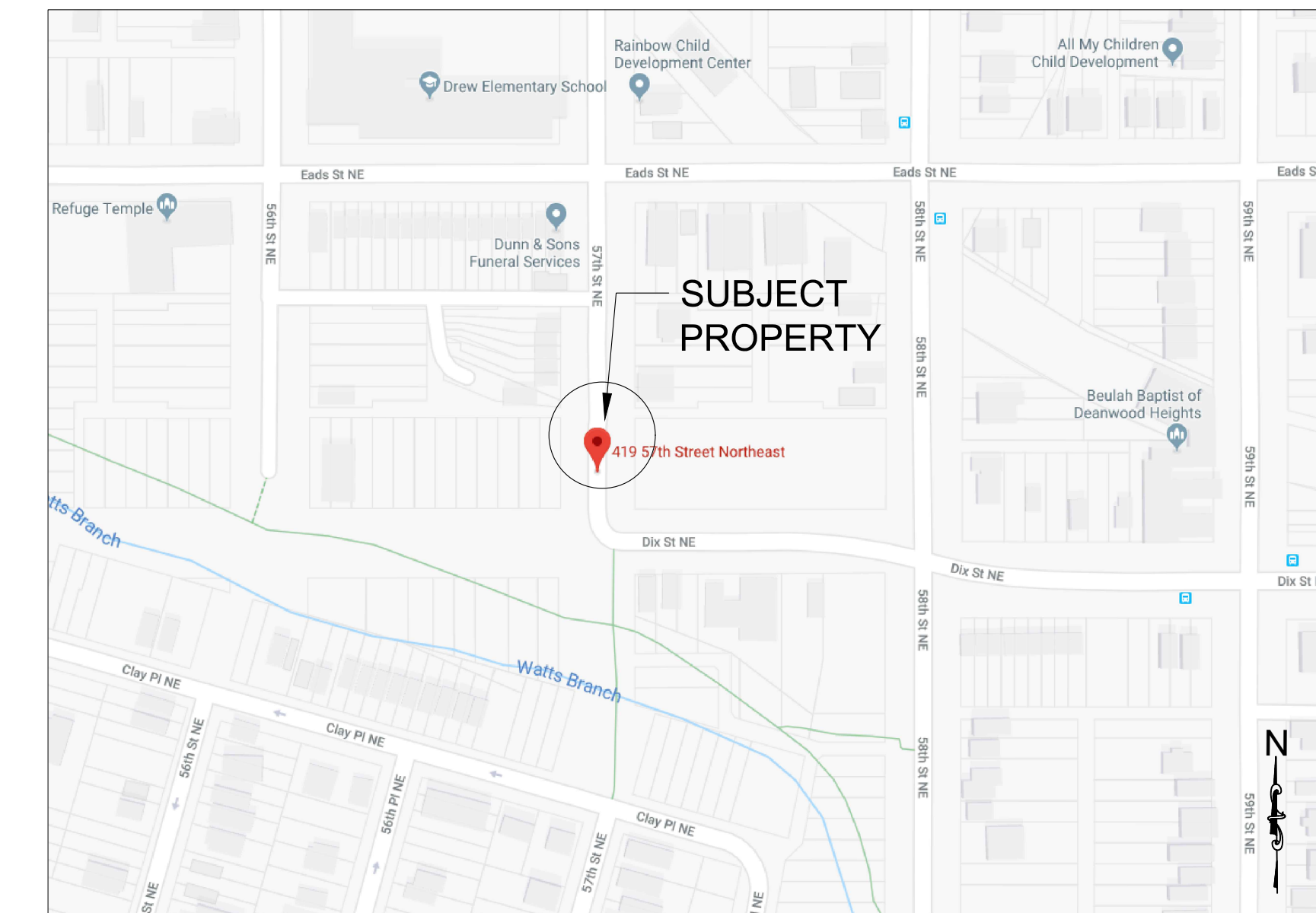
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SITE PLAN WITH CONTEXT

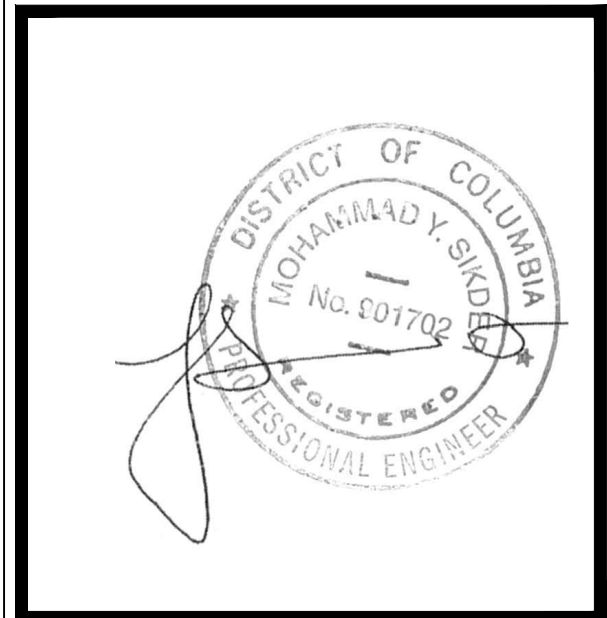


0 10' 20' 40'
SCALE: 1" = 20'-0"

LOCATION MAP



Zoning Data Summary			
Zoning District	R-2		
Proposed Use	SINGLE FAMILY RESIDENTIAL DWELLING		
Zoning Data			
	Min.	Rqd.	Proposed
Number of Dwelling Units	-	1	1
Number of Parking Spaces	1	0	0
Side Yard (left)	8'	3'-0"	
Side Yard (Right)	8'	3'-0"	
Rear Yard	20'	84'-0"	
Building Height	40'	28'-0"	
Lot Area	4,000 SF	3,500 SF	
Pervious Area	30%	74.1 %	
Floor Area Ratio	-	n/a	
Building Area	-	788 SF	
Lot Occupancy %	40	22.5 %	
Number of Stories	3	2	
Lot Width	50'	25'-0"	

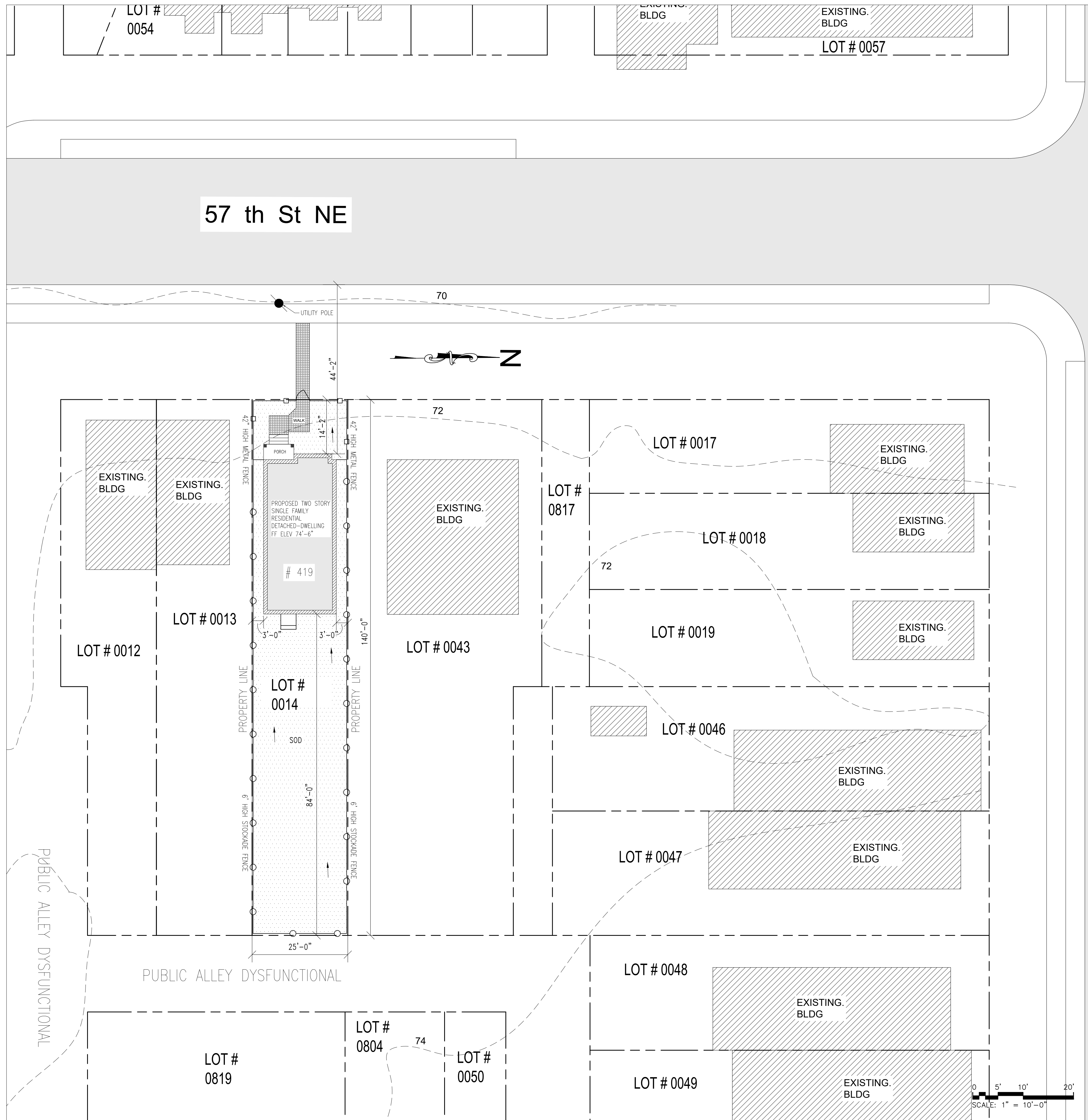


BY	DESCRIPTION	REV	DATE



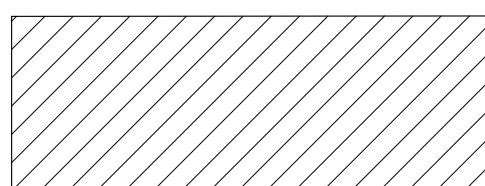

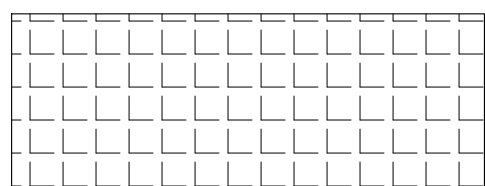
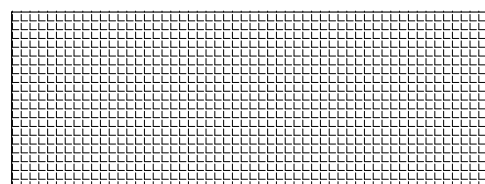
District-Properties.Com Inc.
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SITE PLAN WITH CONTEXT
ADDRESS:
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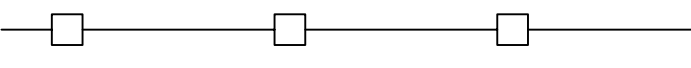
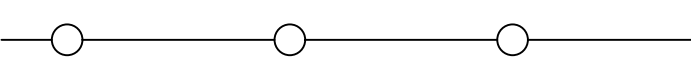
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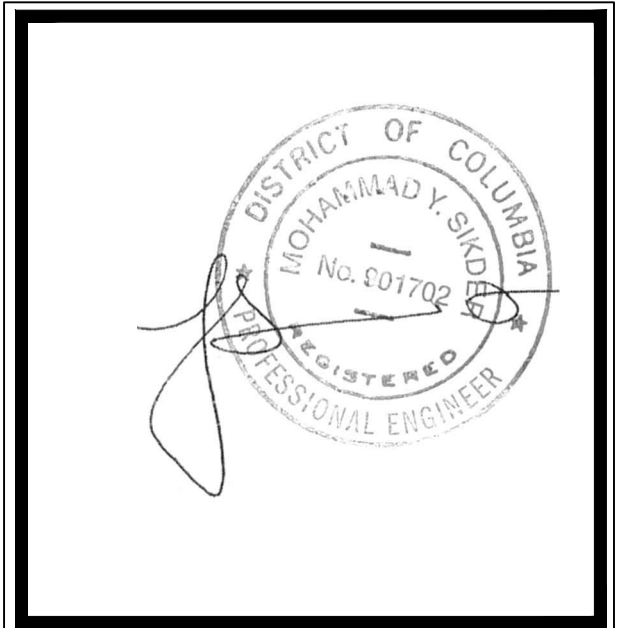


LEGENDS

-  42" HIGH METAL FENCE
-  STOCKADE FENCE
-  EXISTING BUILDING
-  GREEN SPACE
-  SIDE WALK
-  WALKWAY

SYMBOL

-  42" HIGH METAL FENCE
-  6' HIGH STOCKADE FENCE



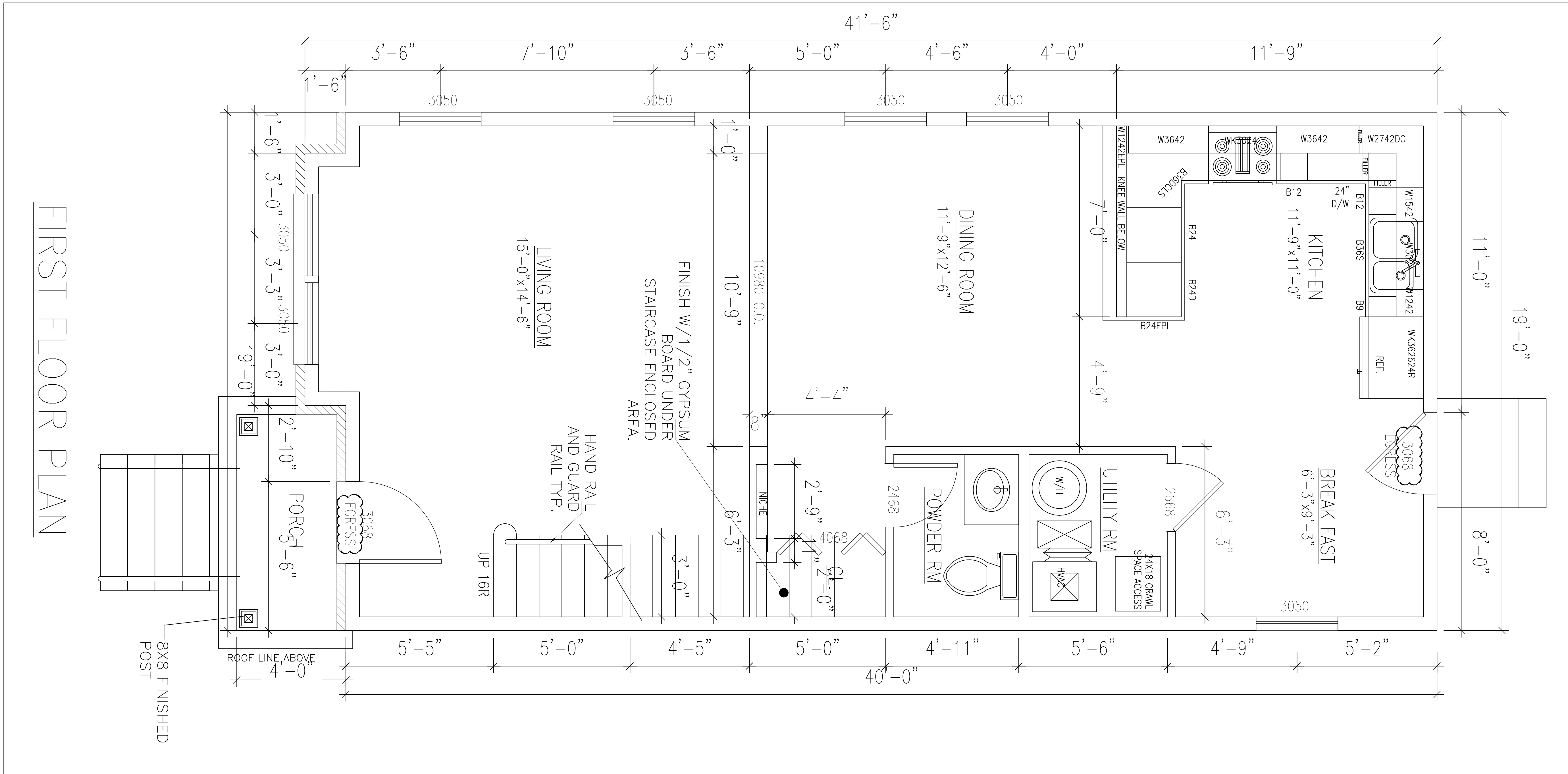
DATE	REV	DESCRIPTION	BY

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LANDSCAPE PLAN
 ADDRESS:
 419 57TH STREET NE
 WASHINGTON DC ,20019

DATE:	2/1/19
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	APPROVED BY:
AS SHOWN	002

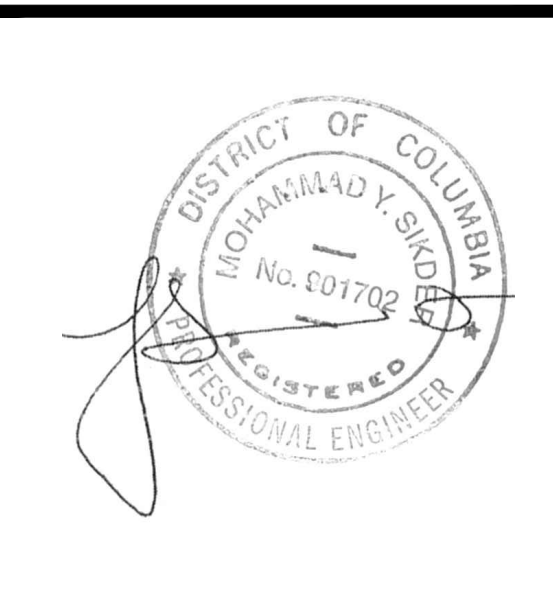
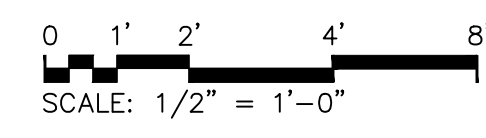
FIRST FLOOR PLAN



NOTE:
 DIMENSION ARE GIVEN FROM FACE TO FACE OF THE STUD EXCEPT PERIMETER WALL. PERIMETER WALL ARE MEASURED FROM FACE OF SHEATHING.
 ALL THE GLAZED DOOR INCLUDING SHOWER ENCLOSURE SHALL HAVE TEMPERED GLASS.
 ALL THE WINDOWS IN HAZARDOUS LOCATION ARE MARKED AS "TMPR" INDICATING TEMPERED GLASS. THE HAZARDOUS LOCATIONS SHALL BE AS DEFINED BY IRC 2006 R308.

INSULATION AND FENESTRATION REQUIREMENT BY COMPONENT

FENESTRATION U - FACTOR	= 0.35
SKYLIGHT U - FACTOR	= 0.55
CEILING R - VALUE	= 49
WOOD FRAME WALL R - VALUE	= 20
WOOD FLOOR R - VALUE	= 19
CRAWL SPACE R - VALUE	= 19
BASEMENT R - VALUE	= 13



DATE	REV	DESCRIPTION	BY

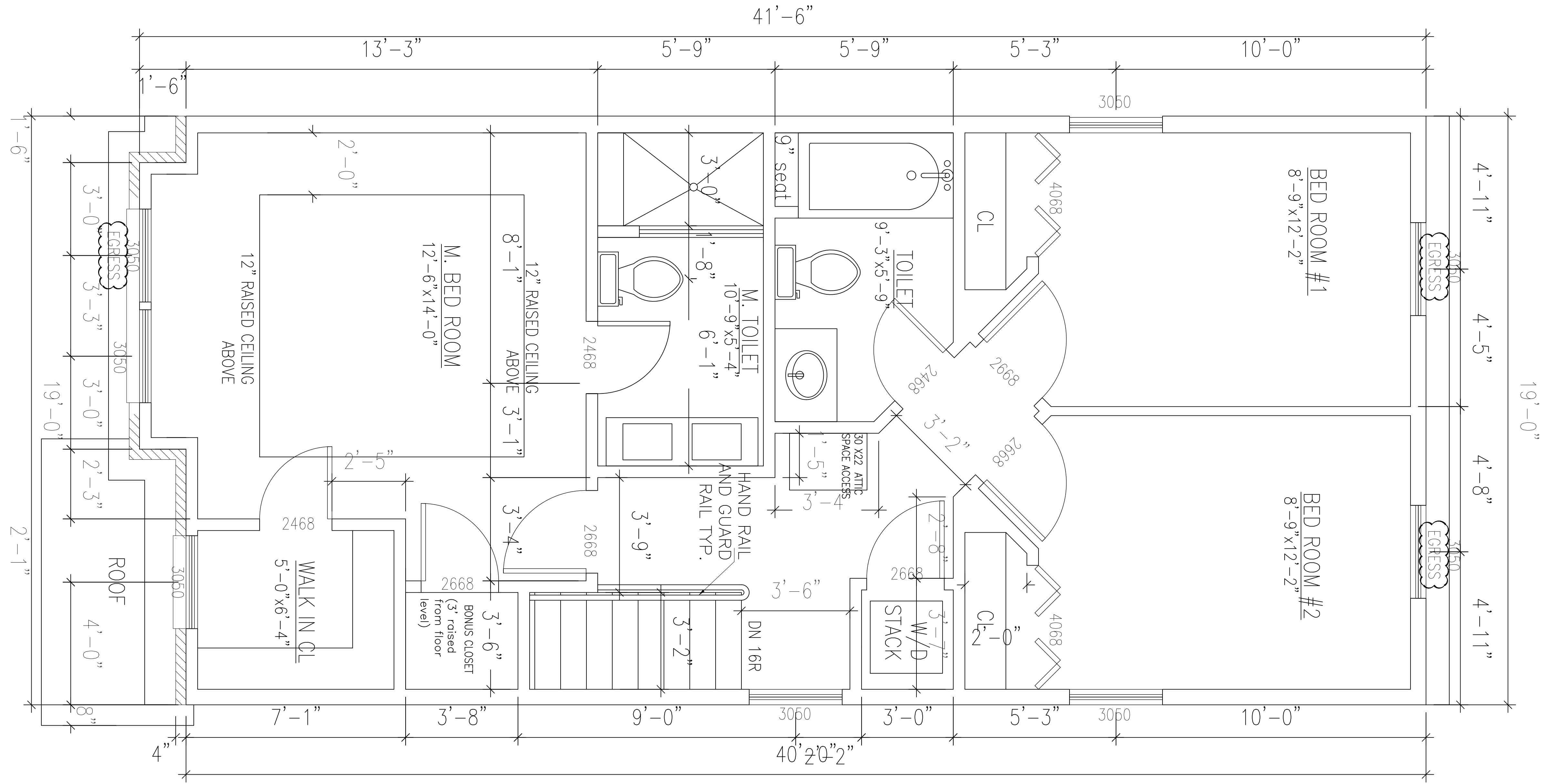
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FIRST FLOOR PLAN
 ADDRESS:
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 WASHINGTON DC ,20019

DATE:	2/1/19
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	APPROVED BY:

Sheet No. **003**

SECOND FLOOR PLAN



NOTE:

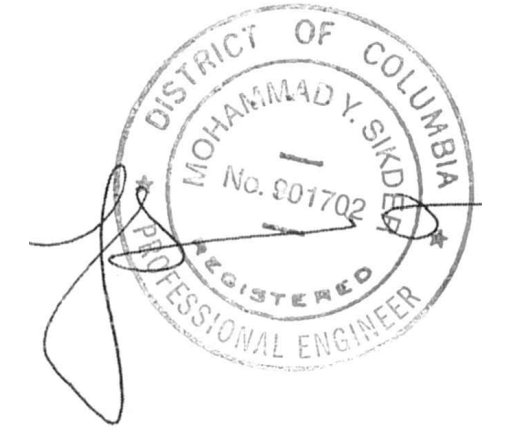
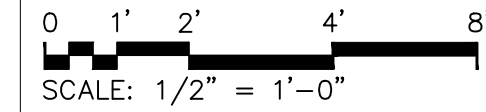
DIMENSION ARE GIVEN FROM FACE TO FACE OF THE STUD EXCEPT PERIMETER WALL. PERIMETER WALL ARE MEASURED FROM FACE OF SHEATHING.

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WOOD FLOOR R - VALUE	= 19
CRAWL SPACE R - VALUE	= 19
BASEMENT R - VALUE	= 13



DATE	REV	DESCRIPTION	BY

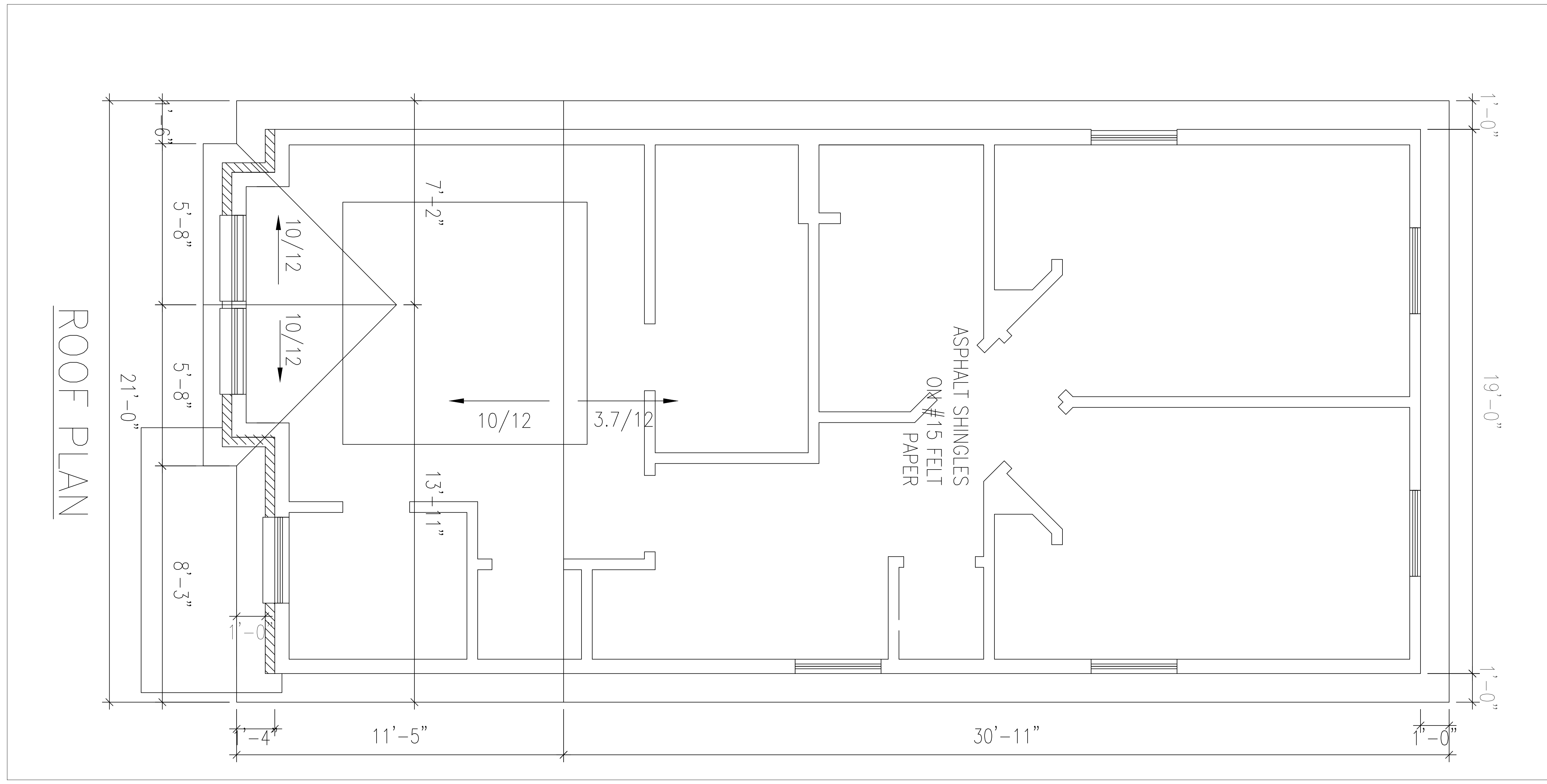
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SECOND FLOOR PLAN

ADDRESS:
419 57TH STREET NE
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DATE:	2/1/19
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	

004

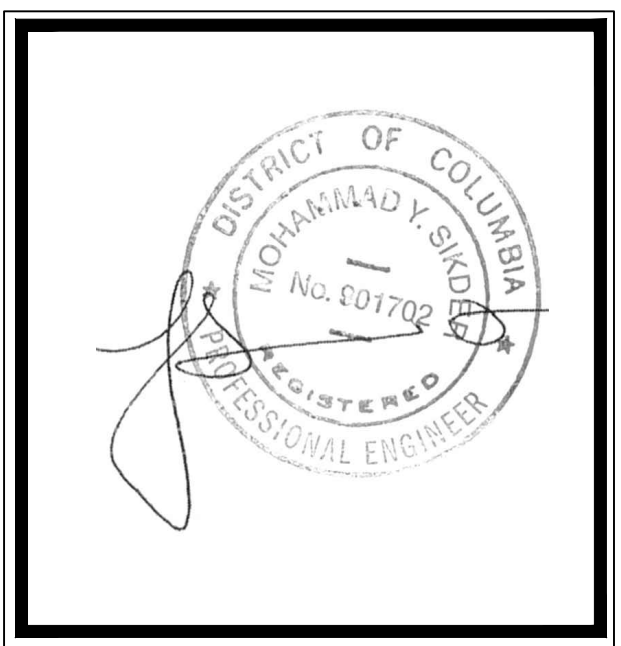
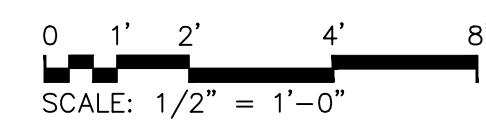


ROOF PLAN

NOTE:
 DIMENSION ARE GIVEN FROM FACE TO FACE OF THE STUD EXCEPT PERIMETER WALL. PERIMETER WALL ARE MEASURED FROM FACE OF SHEATHING.
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INSULATION AND FENESTRATION REQUIREMENT BY COMPONENT

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SKYLIGHT U - FACTOR	= 0.55
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WOOD FRAME WALL R - VALUE	= 20
WOOD FLOOR R - VALUE	= 19
CRAWL SPACE R - VALUE	= 19
BASEMENT R - VALUE	= 13



DATE	REV	DESCRIPTION	BY

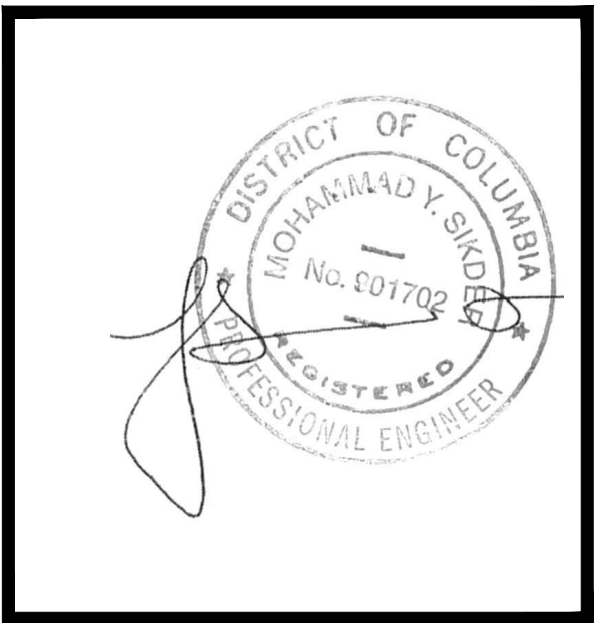
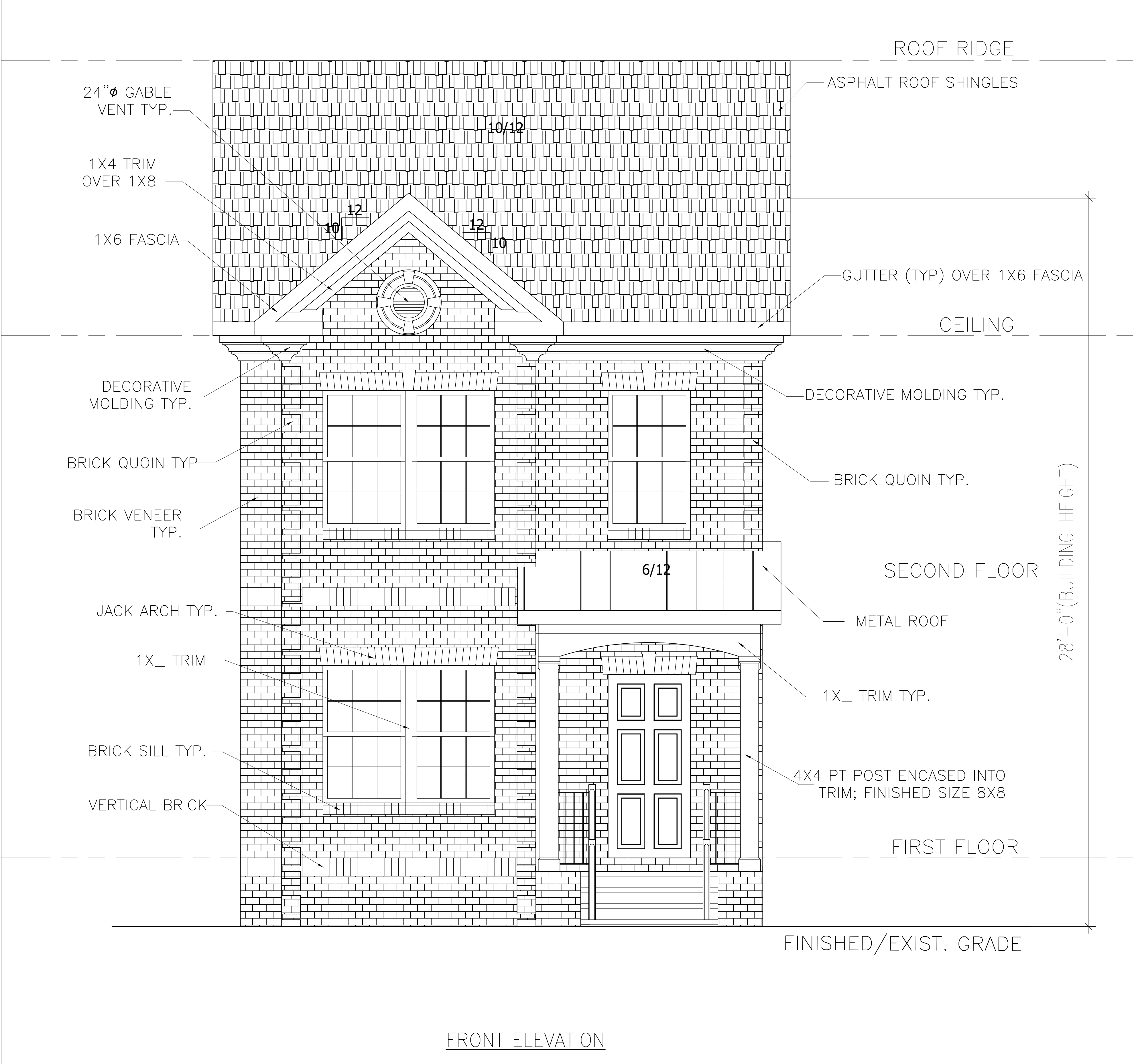
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ROOF PLANS

ADDRESS:
 419 57TH STREET NE
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DATE: 2/1/19
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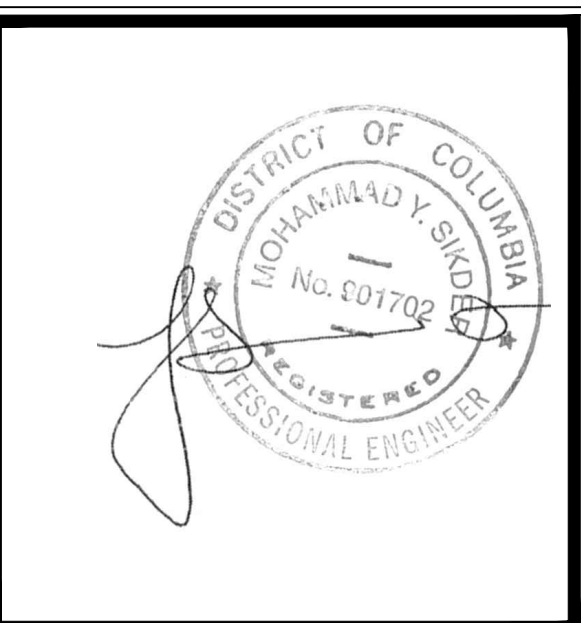
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FRONT ELEVATION

ADDRESS:
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 WASHINGTON DC ,20019

DATE:	2/1/19
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	APPROVED BY:
DWG NO:	006

0 1' 2' 4' 8'
 SCALE: 3/8" = 1'-0"



DATE	REV	DESCRIPTION	BY

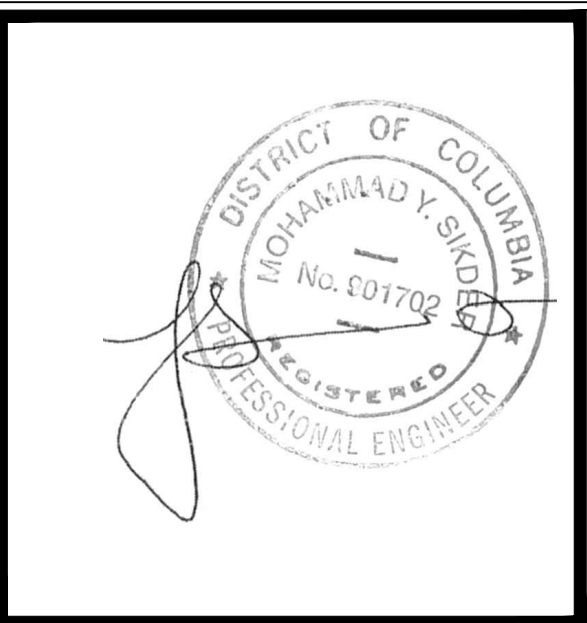
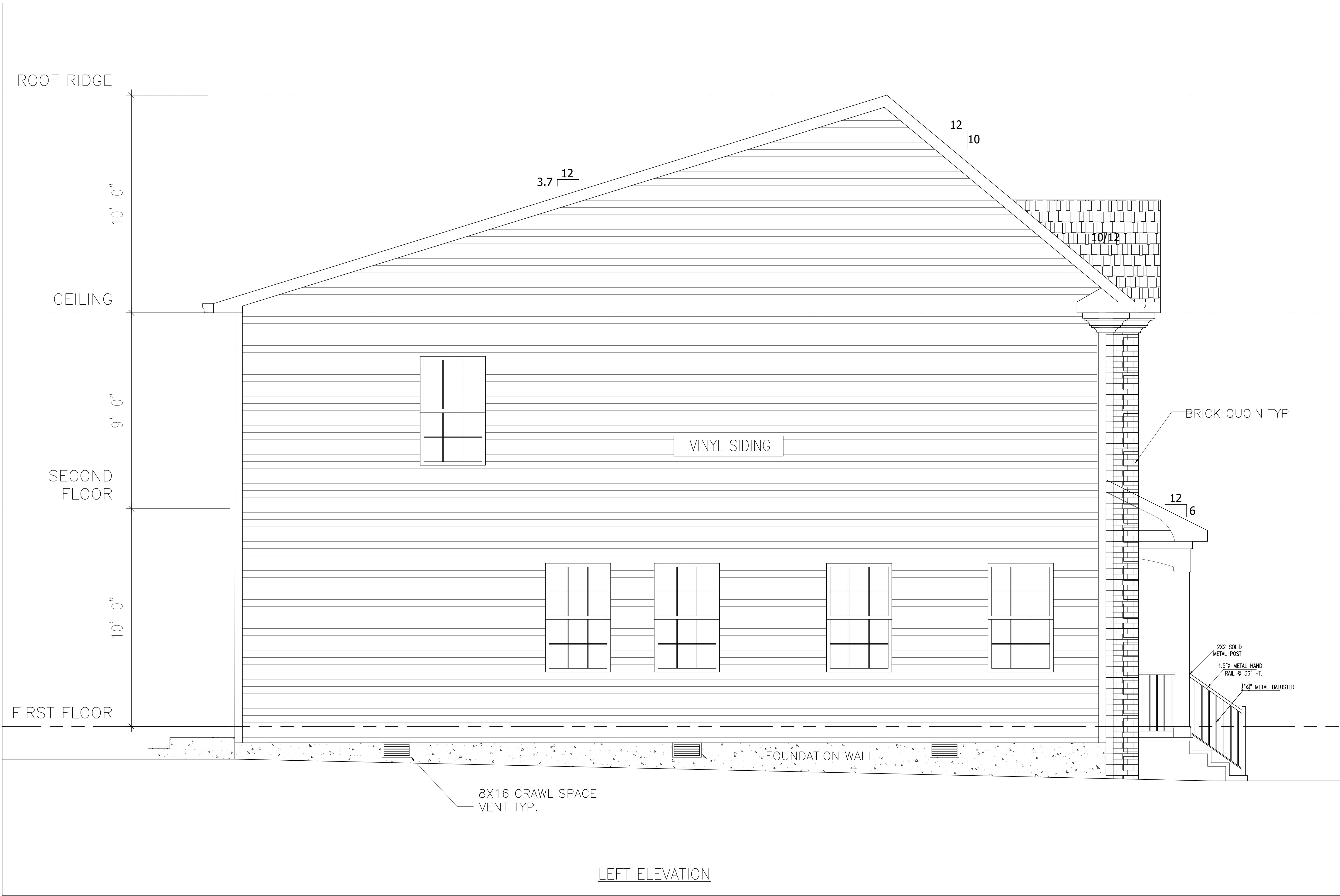
District-Properties.Com Inc.
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BACK ELEVATION

ADDRESS:
 419 57TH STREET NE
 WASHINGTON DC ,20019

DATE:	2/1/19
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	APPROVED BY:
DWG NO:	007

0 1' 2' 4' 8'
 SCALE: 1/2" = 1'-0"



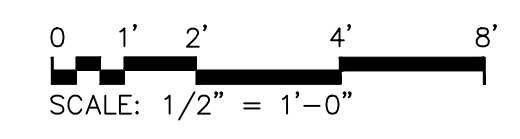
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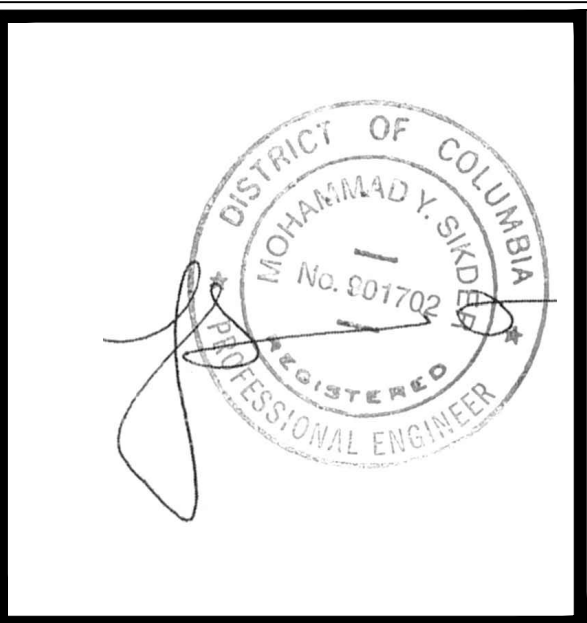
District-Properties.Com Inc.
 Residential Development Company
 6500 CHILLUM PL. NW
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LEFT ELEVATION
 ADDRESS:
 419 57TH STREET NE
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DATE: 2/1/19
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 DRAWN BY:
 CHECKED BY: APPROVED BY:

DWG NO.: **008**





DATE	REV	DESCRIPTION	BY

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RIGHT ELEVATION
 ADDRESS:
 419 57TH STREET NE
 WASHINGTON DC ,20019

DATE: 2/1/19
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY: APPROVED BY:

DWG NO. **009**

0 1' 2' 4' 8'
 SCALE: 1/2" = 1'-0"